



# City of Banning

## Community Development Department

**NOTICE OF PUBLIC HEARING OF THE CITY OF BANNING PLANNING COMMISSION TO CONSIDER A NOTICE OF DETERMINATION THAT PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CEQA GUIDELINES, A NEGATIVE DECLARATION WAS PREVIOUSLY ADOPTED FOR THE 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE AND NO FURTHER ANALYSIS IS REQUIRED; AND RECOMMEND THAT THE CITY COUNCIL READOPT A REVISED FINAL DRAFT OF THE CITY OF BANNING 6<sup>TH</sup> CYCLE GENERAL PLAN HOUSING ELEMENT. THE CITY OF BANNING ADOPTED A 6<sup>TH</sup> CYCLE HOUSING ELEMENT IN 2021, BUT IT WAS NOT CERTIFIED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD). THE PLANNING COMMISSION WILL FOCUS ON AMENDMENTS TO THE CITY'S ADOPTED HOUSING ELEMENT WHICH INCORPORATES RESPONSES FROM HCD'S REVIEW, AND ALSO ADDRESSES RECENT HOUSING LEGISLATION. THE REVISED DRAFT 6<sup>TH</sup> CYCLE HOUSING ELEMENT ADDRESSES ALL REQUIREMENTS UNDER STATE LAW, PROPOSED AMENDMENTS TO THE PREVIOUSLY ADOPTED HOUSING ELEMENT, PROPOSED AMENDMENTS TO THE GENERAL PLAN LAND USE AND ZONING MAP, AND PROPOSED AMENDMENTS TO TITLE 17. ZONING, OF THE BANNING MUNICIPAL CODE. THE GENERAL PLAN HOUSING ELEMENT WILL ADDRESS ISSUES THAT ARE IMPORTANT TO PEOPLE AND FAMILIES SEEKING HOUSING SOLUTIONS FOR A WIDE RANGE OF INCOME LEVELS AND ESTABLISHES A CLEAR VISION AND GUIDING PRINCIPLES FOR THE CITY'S FUTURE HOUSING OPPORTUNITIES. THE PUBLIC HEARING WILL INCLUDE A PRESENTATION BY CITY STAFF, PLANNING COMMISSION DISCUSSION, AND A RECOMMENDATION TO THE CITY COUNCIL.**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, December 6, 2023 at 5:30 p.m. in the Banning City Hall Council Chambers, City Hall, 99 E. Ramsey Street, Banning, California, to consider the 6th Cycle Housing Element Update, the City's Regional Housing Needs Assessment (RHNA), and the goals and policies set forth in the Housing Element.

To observe the live meeting through your personal computer or smart phone enter the following link: <https://banninglive.viebit.com> or view on the Banning Government Channel on Cable Television.

Information regarding the Notice of Determination can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning Community Development – Planning Department website at: <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing by accessing the videoconference or by sending their written comments by email to [scalderon@banningca.gov](mailto:scalderon@banningca.gov) or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission Recording Secretary prior to, at, or during the time the Planning Commission makes its recommendation on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

**Project Description: 6<sup>th</sup> Cycle Element Update:**

The General Plan Housing Element Update includes programs and policies that will facilitate housing opportunities for all present and future citizens of the City of Banning. The proposed Housing Element goals and programs will also require amendments to the City's Land Use Map and applicable land use policies that are affected by the Housing Element updates. The Land Use Element Update is occurring on a separate track for which public workshops have already been held and includes changes that are intended to implement the 6<sup>th</sup> Cycle Housing Element goals and policies and the City's Regional Housing Needs Assessment (RHNA). The proposed General Plan Land Use Map will visually illustrate and incorporate the recommended changes that will be implemented under this update to meet the City's RHNA. The City's Zoning Map currently mirrors the General Plan Land Use Map. Therefore, changes in the Land Use Map will result in corresponding updates to the Zoning Map.

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING,  
CALIFORNIA

Adam Rush, M.A., AICP  
Community Development Director

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